

Income & Expense for 25 Peru Street



25 Peru Street	
LIST PRICE	\$399,000
SALE PRICE	\$399,000
LOT SIZE	0.05
ZONING	RH
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,478
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	\$161
# UNITS	2
PRICE PER UNIT	\$199,500
# BEDROOMS	7
PRICE PER BEDROOM	\$57,000
Unit 1 (lease ends 5/31/20)	\$2000 (3 BR)
Unit 2 (mo-mo)	\$1500 (4 BR)
AVERAGE RENT PER UNIT	\$1,750
AVERAGE RENT PER BEDROOM	\$500
GROSS MONTHLY INCOME	\$3,500
ANNUAL INCOME	\$42,000
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$5,875
Insurance	\$1,029
Trash Expense	\$862
Heat	Tenants
Hot Water Tank Rental	\$392
Electric	Tenants
Snow/Landscaping*	\$500
Water/Sewer	\$1,753
Maintenance*	\$1,000
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$11,631
NET OPERATING INCOME	\$30,369
EXPENSE RATIO	27.69%
CAP RATE	7.61%

**Estimated*

The above information is deemed reliable but is not guaranteed - some figures may be estimated